

ATTACHMENT B

DPS-ROW CONDITIONS OF APPROVAL

August 30, 2021

82013012G Pike & Rose - Phase 2

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-BSITE-82013012G-SP-4.pdf V2” uploaded on/ dated **“8/24/2021”**.

As there seems to be minimal impact to the County ROW (per the above site plan), we do not have any comments at this point.

Memo

August 24, 2021

Ms. Marie LaBaw, PhD, PE
Department of Permitting Services
2425 Reddie Drive, 7th Floor
Wheaton, MD 20902

**Re: Pike and Rose
Site Plan 82013012G
Performance Based Code Design Justification
VIKA Project VM1538AP**

Dear Ms. LaBaw,

On behalf of our client, Federal Realty Investment Trust, (the "Applicant"), we submit for your review and approval of the enclosed Fire Apparatus Access (FAA) Plan including a performance-based design relating to certain aspects of fire apparatus access for the proposed building located at 915 Meeting Street.

The site plan proposal includes the revision of Meeting Street to include medians that separate the westbound and eastbound traffic. Based on this alignment the one-way traffic is less than the required 20' width. To ensure adequate access through the site, the curb radius has been enlarged in several locations to accommodate the areas with less than 20' of pavement width.

In addition to the larger radii, a section of the median will have mountable curb per MCDOT standard MC-104.01. The location of the mountable curb is located at the entrance of the building, where the FDC, FCC and fire hydrant are located. This will ensure that the accessible pavement in this area will be greater than 20'.

We have enclosed a plan which illustrates the proposal as described above for your review. Please do not hesitate to contact me if you have any questions.

Please contact us with any questions regarding this submission.

Sincerely,

Jason Evans

VIKA Maryland, LLC

Jason Evans, P.E.
Senior Associate



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A
DULY LICENSED PROFESSIONAL ENGINEER UNDER
THE LAWS OF THE STATE OF MARYLAND.
NAME: JASON A. EVANS
LICENSE No.: 39885
EXPIRATION DATE: JANUARY 16, 2023

K:\1501-2000\1538_documents\1538AP\PLANNING\SITE DEVELOPMENT\FRS PERFORMANCE NARRATIVE.DOCX



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

June 4, 2021

Mr. Jason Evans, P.E.
VIKA Maryland, LLC
20251 Century Boulevard, Suite 400
Germantown MD 20874

Re: REVISED **STORMWATER MANAGEMENT CONCEPT** for Pike & Rose 3rd Revision
Preliminary Plan #: 12012002B
SM File #: 239509
Tract Size/Zone: 23.38 Ac./CR
Total Concept Area: 23.38 Ac.
Lots/Block: (3,4), (2,3,4,5,6), (1,4,5,6,7)/A, B, C
Parcel(s): Part Parcel A
Watershed: Cabin John Creek

Dear Mr. Evans:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via ESD to the MEP with the use of green roofs, and micro-bioretenention. This will be supplemented with the use of underground volume based proprietary filters.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. This approval supersedes the concept approved on August 22, 2013.
1. This approval is for the entire site for the revised Preliminary plan and for Phase 1 (Building 10, 11, & 12), Phase 2 (Building 1A, 2, 3B, 4, 6, 7, 8, 9, and Garages 3 and 7A), and Phase 3 (Building 1B). **Prior to Planning Board approval of the Site Plan for any future phases, this stormwater management concept must be formally revised and an approved Site Development Plan (SDP) Approval letter must be issued by DPS for that phase. The Site Development Plan revision submittal must specifically refer to the appropriate phase.**
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. Landscaping in areas located within the stormwater management easement which are shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of Sediment Control/Storm Water



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www.montgomerycountymd.gov/permittingervices

Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.

6. All covered parking areas are to drain to a WSSC system.
7. Provide a copy of the mechanical plans showing the schematic profiles of the drains to verify all roof areas drain to stormwater structures and that the covered parking drains to a WSSC system.
8. For garage decks that do not drain to a WSSC system, a valve is required in order to close the drainage system while the deck is being cleaned (either dry or wet). The resultant material must be vacuumed or pumped so that it does not enter the storm drain. A floor cleaning plan must be detailed on the approved erosion and sediment control/stormwater plan.
9. Provide adequate access to all structures for inspection and maintenance. Underground structures inside garages must have 12-foot height clearance. Show the access path for underground structures on the design plans. Also provide a narrative on the plan that details how to access the green roofs.
10. Easements and covenants will be required for all stormwater structures, including green roofs, on private property and on private roads.
11. Concrete vaults used with proprietary filters that are placed in the right-of-way must be located under the parking section of the road next to the curb. At the design stage, the placement of vaults will need to be coordinated with MCDOT Division of Traffic Engineering & Operations and MCDPS Right-of-Way Section so that maintenance of the structures will not interfere with traffic control and public safety.
12. The green roofs are to be designed by a professional with green roof experience.
13. The green roofs are to be 6 to 8 inches in thickness, depending on the location. Max out the use of green roofs at time of plan submittal. Along with micro-bioretenion and Silva Cells, the entire site will have approximately 29, 564 cubic feet of ESDv provided and the balance will be provided through underground volume-based structures.
14. There is an existing stormwater structure on the site that will need to be removed. Work with DPS on the termination of the applicable easement and covenant. Also, coordinate with DEP on the removal of the structure.
15. The micro-bioretenion is provided by the use of Silvia Cells and four temporary surface micro-bioretenion.
16. Underground volume-based structures receiving only roof water do not need pretreatment. Those structures receiving non-rooftop area will need to have pretreatment.
17. There are three temporary parking lots proposed on Block A Lot 2, Block B Lot 4, and Block C Lot 1. Block A and Block C will have temporary stormwater structures until Buildings 1 (on C/1) & 5 (on A/2) are proposed under a future site plan. The temporary parking on Block B Lot 4 will use the proposed permanent structure for Building 9.

Mr. Jason Evans
June 4, 2021
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18. Use MCDPS latest design standards at the time of plan submittal.

19. Provide a signed copy of the maintenance and liability agreement with MCDOT.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact David Kuykendall at 240-777-6332.

Sincerely,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: CN239509 Pike & Rose 3rd Revision.DWK

cc: N. Braunstein
SM File # 239509

ESD: Required/Provided 148,450 cf / 29,564 cf
PE: Target/Achieved: 2.0"/0.4"
STRUCTURAL: 121,270 cf
WAIVED: 0.0 ac.